



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

Phone (302) 998-2215 Fax (302) 998-9920

Application for Hearing

☐ Board of Adjustment

☐ Planning Commission

Petition # 11-2 Filing Fee: \$300 Date Received 3/17/11 Received by: [Signature]

Subject Property: 6 North Park Drive 9/or 462 B+O Lane

Mayor

Deborah A. Norkavage

Property is: ☐ Residential ☒ Commercial

1st District Councilman

John Jaremchuk Jr.

Tax Parcel # 1900800370
1900800371
1900900017 Zoning District: GI

2nd District Councilman

Steven Burg

Applicant name: George Morris

Address: 218 Planet Road Telephone # (302) 757-0465

3rd District Councilman

President Pro-Tempore

Thomas S. Novak Jr.

City: Newark State: DE Zip Code: 19711

☒ Application for Planning Commission Review of: approving recycler Bus. Lic.

4th District Councilman

Charles McKewen

☐ Application for Zoning Variance Related to: _____

5th District Councilwoman
Secretary of Council

Joann I. Personti

☐ Front yard setback

☐ Lot Coverage

☐ Rear yard setback

☐ Fencing

☐ Side yard setback

☐ Parking requirements

6th District Councilman
John Pasquale Jr.

☐ Lot Area

☐ Signage

Town Treasurer

Paul Chalfant

☐ Application for Special Exception Use Permit for the following use: _____

City Solicitor

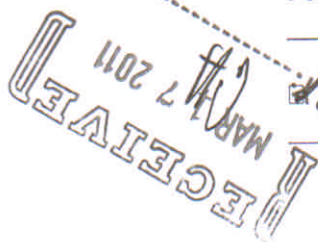
Edward McNally

☐ Application for Appeal of an Administrative decision: _____

By: _____ Date: _____

For the following reasons: _____

☒ Application for relief other than above: VARIANCE



State reasons for this request: First State Towing tows cars for the town of Elsmere. If the owner of a towed car does not pick the car up we are burdened with the loss of towing & storage. In order to get rid of the car we must give to a recycler who →

Has a previous application for this property been filed with the Town? ☐ Yes ☒ No

If yes, Petition # _____

If the applicant is not the Legal Owner of the property:

Legal owner information:

Name: Katharine & George Morris

Address: 218 Planet Road Telephone # (302) 757-0465

City: Newark State: DE Zip Code: 19711

Please submit the following with this petition:

- A copy of a plot plan showing the following: location of the property; a diagram showing the layout, size, and location of existing structures on the property; a diagram showing the layout, size, and location of any proposed structures on the property.
- A copy of any deed restrictions on the property.
NOTE: THE BOARD OF ADJUSTMENT OR PLANNING COMMISSION CANNOT APPROVE ANY APPLICATION PROHIBITED BY DEED RESTRICTIONS.
- Filing fee, payable to the Town of Elsmere.

The undersigned hereby certifies that the legal owner of the subject property is aware of, and agrees to the filing of this application, that the information submitted herein is correct, and agrees to be bound by any decision of the Town of Elsmere Board of Adjustment with respect to the subject property.

NOTE: The legal owner or his/her authorized representative must sign this form.

Applicant's Signature: [Signature] Date: 3-17-11

Legal Owner's Signature: GE Morris Date: 3-17-11

In addition to the persons listed above please send copies of all correspondence to:

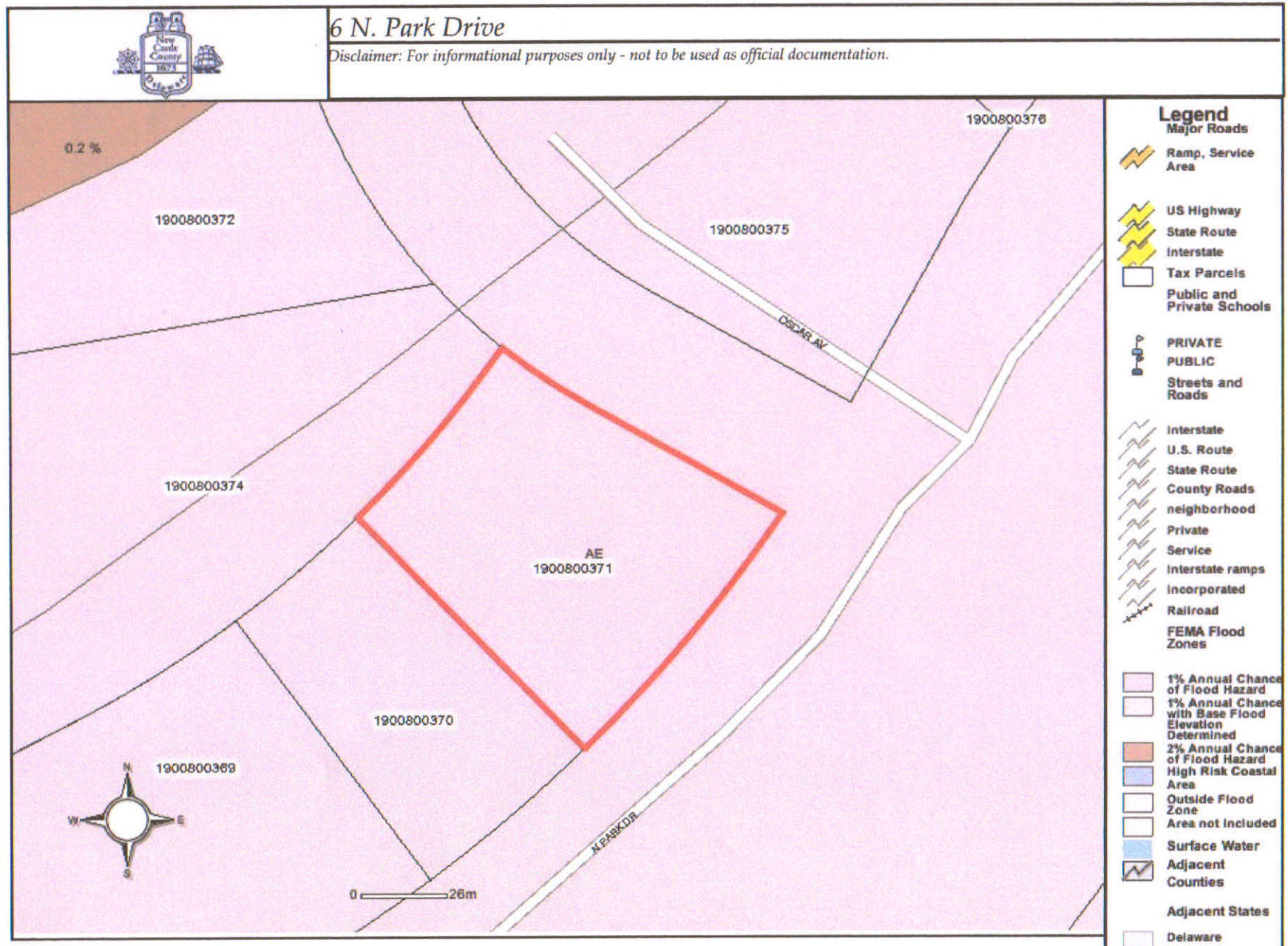
Name: Katharine Morris

Address: P.O. Box 729 Telephone # (302) 690-3320

City: Hockessin State: DE Zip Code: 19707

makes the money off our hard work, With the economy being so bad this situation with cars not being picked up is causing desperate hardship on First State Towing. Our goal is to make as much as possible on these tows so we can continue giving back to the town. By approving a recyclers license for First State towing it allows us to profit off our work + not someone else. We just want to process our own tows and offset our loses. We are always looking for opportunities to better both ourselves and the town of Elsmere.

Thank you,



Site Analysis
Petition 11-2

Property Owner: Katherine & George Morris

Zoning District: GI

Address: 6 N. Park Dr.

Primary Use: Storage/Automotive

Parcel No.: 1900800370 & 1900800371

LOT COVERAGE CALCULATIONS

Lot Area in Sq. Ft.:	N/A	Sq. Ft.
Allowable Lot Coverage:	N/A	Sq. Ft. (30 %)
Total Coverage:	N/A	Sq. Ft. (%)
❖ Residence=	N/A	Sq. Ft.
❖ Front Porch =	N/A	Sq. Ft.
❖ Garage=	N/A	Sq. Ft.
❖ Driveway=	N/A	Sq. Ft.
❖ Rear Patio=	N/A	Sq. Ft.

Proposed Addition: 0 Sq. Ft.

Proposed Total: N/A Sq. Ft. (%)

Conclusion: This request will not affect the lot size, building size or current lot coverage by a structure.

Required Setbacks:	Front: 20'	Rear: 20'
	Side: 0'	Both Sides: 0'

Existing Setbacks:	Front:	Rear:
	Side:	Both Sides:

Proposed Setbacks:	Front:	Rear:
	Side:	Both Sides:

Conclusion: This request will not affect the setbacks of any current structures within the property.

STATEMENT OF FACT

1. In accordance with Chapter 225-21D(8)(b) Automobile wrecking yards, junkyards or disassembly yards are prohibited in the GI Zone.
2. In accordance with Chapter 225-5 under the definition of "Development" it includes the "storage of equipment or materials."

ISSUE

1. Per the definition of a Junkyard, this would include a "recycler," which is prohibited in the GI Zone. A "recycler" removes parts from vehicles then stores the parts in order to wholesale.
2. Chapter 225-22B(1) prohibits development that could increase potential flood height.
3. Chapter 225-22 requires that a hydraulic analysis be performed before any development may occur.